



Town of Arlington, Massachusetts
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Minutes 07/26/2007

Commissioners Present: S. Makowka, J. Worden, M. Penzenik, A. Frisch
 G. Dubell (not sworn in yet so not eligible to vote yet)

Commissioners Not

Present: M. Hope Berkowitz, B. Cohen, M. Logan, Y. Logan, M. Potter

Guests: M. Krepelka, J. Devlin, H. Krepelka, M. Davidson, D. Rines, A. Pascale Rines, D. Levy, D. Eng

1. **Meeting Opens** 8:22pm
2. **Appointment of Alternate Commissioners** to Pleasant Street and Mt. Gilboa/Crescent Hill Historic Districts – A. Frisch & S. Makowka
 Introduction of Gregory Dubell, new representative for Mt Gilboa District
3. **Approval of Minutes** from May 24, 2007, S. Makowka made changes to draft minutes and J. Worden moved they be taken off the table. S. Makowka transmitted a number of changes to C. Greeley for May minutes. No additional changes – J. Worden moved approval as amended by S. Makowka changes, seconded by M. Penzenik, approved by all. June minutes tabled until next month.
4. **Communications**
 - a. Communication re: Russell Street. Homeowner (Allen) – Application for CONA for changes on basement entrance on rear of house, not subject to public view,
 - b. Communication re: Russell Street Homeowner (Shevlin) - Shevlins here for hearing
 - c. E-mails re: 50 Pleasant Street (Town of Arlington) Town Counsel had concerns regarding decision, decided not to come to contest and to accept decision
 - d. Calls re: MLS Listing on Pleasant Street (Referred to Guidelines)
 - e. Application re: 7 Oak Knoll (A/C Unit & Plugs) – CONA issued
 - f. Application for roof replacement for 3 Westmoreland Ave. – CONA issued
 - g. Application for window & glass door replacement re: 182 Westminster Ave. – CONA issued
 - h. Application for roof replacement re: 17 Oak Knoll – CONA issued
 - i. Application for wall re: 145 Pleasant St. – CONA issued
 - j. Application for shed re: 16 Maple St. – CONA issued
 - k. Application for shutter replacement re: 20 Maple St. – CONA issued
 - l. Communication re: 187 Lowell Street – Developer submitted application to Board of Survey for new way, S. Makowka meeting with developer, BOS, Town Counsel on 7/27 to discuss process. S. Makowka will report back at next month's meeting
5. **New Business**
 - a. **Continuation of Formal Hearing re: 159 Pleasant St. re: renovation of barn to residential dwelling** 8:20pm
 Owner not present with additional information as requested at prior hearing. S. Makowka suggested denial on technical grounds, not prejudging any refile of application in future meeting. J. Worden moved that the application for the conversion and moving of the barn be denied for the reason that the information requested by the commission in order to make a determination on the application has not been presented, seconded by S. Makowka. All in favor – roll call required - voting in favor for denial, S. Makowka, yes; M. Penzenik, yes; A. Frisch, yes; J. Worden, yes. Requires letter to applicant with copy to Town Clerk immediately.
 - b. **Formal Hearing re: 109 Westminster Ave. (Rines) re: stairs, deck and railing replacements** 8:40pm
 When they purchased house, front steps & railings were in poor condition. House up hill, lower step of steps has brick stair and not to code. Upper 3 or 4 steps to front door in bad condition (wooden). Applicant wants to replace lower stairs with fieldstone stairs, risers to be fieldstone, treads granite or bluestone. M. Penzenik said fieldstone risers won't work. Typically you would have brick risers with a bluestone cap. Otherwise you would see a solid granite block. S. Makowka said it would historically have been granite steps. Commissioners suggested granite –

bluestone cap has a much more modern character. A. Frisch asked if granite is cost prohibitive what would Commission feel about cement. G. Dubell said if it doesn't detract from the integrity of the property – he'd need to see it. J. Worden said top 3 wood, then consistent concrete step coming down (13 steps at the top). Planned to put stone wall along street, about 4 feet tall. Fieldstone wall must be consistent with style of neighboring walls.

Exposed front of foundation about 2 feet is brick. Below grade is rubble. Simple metal railing as shown in page 2 of new pictures presented at meeting. Railings on one side only. Front porch issue – indicated loss of porch in Commission report. Owners have been talking to architects and felt they would come with ideas, get feedback and then do drawings. Like idea of wrap around porch, but more cost. M. Penzenik said certainly not Queen Anne style house. Kind of chopped off gable - jerken head gable. Comes from thatched roofs. She thinks that it has features that are not that dissimilar to the Italianate revival house – brackets underneath the corners return on front of house. Pair of narrow windows on 1st floor probably original. Siding is clapboard, shutters are plastic. Would love to get rid of shutters – all agreed get rid of them. The trim is very flat but maybe get it a bit more 3 dimensional. They were trying to make this look "colonial". M. Penzenik said this is something that their architects should research. Italianates had a hood around top of window. Picking up brackets and tying them in would look nice. Old Bostonian in Dorchester salvages the doors like what would have been there before. Proposal to do porch – have it covered, help scale of house and ground it. Want portico, not wrap around. A. Frisch asked about metal railing at bottom of stairs. Stone or cement would be metal, if not would be wood. Deck rail – 36 is code.

Front porch rail would be 36. Deck according to Martha should be 36 also. Deck is odd – looks like 1960 beach house. Deck looks out over reservoir. Would like front wall lowered. Set back significantly from front façade.

Because you will see it relative to front porch railings, M. Penzenik felt 36 inches is acceptable. S. Makowka disagreed and felt 42 would be ok. Problem with deck & dining room – dining room looks out over deck, deck looks over neighbors, neighbors backyard not appealing. Proposing square lattice, not diagonal for porch. M. Penzenik said make sure little openings, not big openings. Smallest openings. Applicant agreed to continue hearing until next month (8/23/07)

c. Formal Hearing re: 3 Westmoreland Ave. (Canty & Eng) re: fence 9:00pm

Want to install 3 _ in. picket fence. Property slopes down towards Lowell and they have little kids, need to enclose space for safety. Retaining wall on side drops down 3 feet – doesn't feel safe for kids on grass area without a fence stopping them from falling off the cliff. M. Penzenik asked why not coming in at corner of house with fence.

Plantings was only reason. Natural that it should come to edge of house. S. Makowka said fence on _ property doesn't sit well with him. Wall 3 feet, fence on top, now you'll have a 6 foot wall on right hand side which will block ability to see house. Discussion about neighbor's fence on Westmoreland. Side yard, didn't block house from major observation point. Would be open to something wider. No sidewalk on that side of street. Crosswalk across Lowell in front. S. Makowka only concerned about site lines. Size of picket being same size of space. Post on corners – should be a 5 x 5 cedar post. Other question – natural gray weathering isn't historically appropriate.

White stain. Raw fence would be incongruous to him. Jurisdiction not over color, but can require it to be stained or painted. J. Worden said monitor can make final approval on fence. Fence will be as close to the wall as possible. A. Frisch moved that we approve the application as submitted for a not more than 36" picket fence with equal spacing between pickets to equal the width of the picket, posts to be 5 x 5 posts, fence returning to corner of house. Posts to be capped and to be as close to wall as possible. To be stained or painted. A. Frisch moved that the Mt Gilboa/Crescent Hill Historic District Commission, having fully reviewed the application before it, finds that the project under consideration, if constructed according to the plans submitted therewith and (1) fence shall be no more than 36" in height pending discussion with monitor, (2) picket spacing shall be equal to the width of the picket, (3) posts to be 5" x 5" (NOM), capped, and placed as close to wall as possible, (4) fence shall return to corner of house on Westmoreland side, (5) fence and posts to be stained or painted and (6) final design of fence to be approved by monitor prior to installation. Seconded by J. Worden; approved unanimously – Gregory Dubell appointed monitor.

d. Formal hearing re: 151 Lowell Street (Wyman) re: garage 9:20pm

Proposal to put garage in rear of property. Need variance for structure, applicant urged to speak to neighbors.

Garage in similar in style to house. Cement clapboard siding. You'll be able to see the gable end of the garage on the left hand side from the street. A lot of it is behind the house itself. It's 20 feet to the ridge of the gable of the garage. Roof of garage will be above 1st floor. S. Makowka suggested taking peak down on garage. A lot of space between doors and banding. M. Penzenik just concerned that it looks like its something that's inhabited.

Bedroom above a garage – worries about it being on the property line. There will be gutters. Can't have gutters hanging over neighbor's property line. Reason it is tight to the left is the turn around. Wanted originally 2 car garage. Trying to use it to put some things and look nice compared to house. Trying to get a turnaround. Can drop it down to 18", drop band down another foot. Reducing the height down will make it much more desirable to the neighbors. Doors – metal and glass. 1 single door that rolls up. Typically approved carriage house doors.

Windows will be done to match the house. Doors, trim, etc. Want to know for sure that it doesn't look like every inch of property was developed. Need to see specs, new drawing with changes in heights. Continued to next month's (8/23/07) meeting.

e. Formal hearing re: 30 Russell St. (Shevlin) re: rear deck, door, garage 9:40pm

Doors are being replaced with wooden door with windows. Can be approved under CONA. Repaving driveway.

No regrade – CONA also applicable. Replacement of driveway gate – just replacing gate – same material to be used, CONA also applicable. Back porch and door on 2nd floor require COA. No jurisdiction over trees, according to bylaw we cannot consider trees. The porch on back of house is visible when the leaves are off the trees. There

is an existing condition of the house that is in violation of the bylaws. Removal of storm windows was ok. Removal of original wood windows and substitution with vinyl windows was not approved by the Commission. Vinyl has been there over 33 years. Part of plan has steel awning being removed over current porch. Trying to replace porch is because it's rotting out. Right now 1 story porch, want to replace it with 2 story. 14' x 12' right now. Just addition of 3 feet to accommodate the stairs. Window upstairs would be changed into a door to allow access to the porch. M. Penzenik said she can't approve this with the non-detailed drawings. Not enough info on here to let her know what it's going to look like – meaning that she needs to see detailed drawings. S. Makowka asked what railing would be – design guidelines for porch railings are cedar or pine. Waterproof top for 1st floor. S. Makowka said if you are using wood on 2nd floor, Trex is she believes not tongue and groove material, so water can come thru second floor. Owner would install some type of roofing material. It would have some structure under the Trex material. What we have approved in the past are substantial wood posts – 5 x 5. M. Penzenik suggested he go to J & C Adams – get BROSCO catalog and see porch components. Probably narrow wood vertical pattern. In past approved vertical slats with frame on outside. Door will have to be a wood door and not a steel door. M. Penzenik suggested we go forward with verbiage that we would normally approve. We could have monitor deal with the door and just dictate that this will be end result - talking about design of balustrade on 1st and 2nd floor porch. Some concerns with materials on floors. J. Worden said contractor should give dimensions, details, scale drawings, etc. Wooden hand rail, posts – more substantial, vertical and/or horizontal lattice or vertical slats framed, trex decking would be approved in this particular project. The stair treads are tucked in behind the house and should be same material as the floor. J. Worden asked if we would approve a two tier porch. A. Frisch said he thinks it would be an improvement to the awning. Alternative would be to shrink the bottom porch to match the top. Not to enlarge the top porch. M. Penzenik said project will need an engineered beam. Millwork on railings should look like something out of the 1880s appropriate for a nice square simple farmhouse. Hearing continued to next month (8/23/07) with additional information to be presented.

6. Other Business

- a.. Town Day Staffing – reminder that we again need coverage.
- A. Frisch will be there the last 2 hours for take down.
- S. Makowka is flexible

7. Old Business

- a. Preservation Loan Program Update – no update
- b. Open District Commissioner Seats – no update
- c. Outreach to Neighbors & Realtors – no update
- d. Status of Projects by Monitors – no update

8. Review of Projects

- 1. 80 Westminster Avenue (Reitzel 00-09M) – Berkowitz
- 2. 14-16 Russell Street (Alex 00-28R), 10/01 (certificate modified 11/01) – Makowka
- 3. 35 Jason Street (Lynch 00-33J) 12/01; 01-08J) 05/02 – Makowka-COA
- 4. 11 Westmoreland Avenue (Caruso 01-12M) 6/02 – Cohen-COA
- 5. 139-141 Westminster (Entov 03-18M) – Berkowitz-COA
- 6. 14 Jason Street (window change w/o permit) - Makowka
- 7. 144 Pleasant Street (Cole, 04-1P) – Potter-COA
- 8. 25 Elder Terrace (Cantlon, 04-3G) – Cohen-COA
- 9. 79 Crescent Hill (Moore, 04-5G) – Cohen-COA
- 10. 72 Westminster Ave. (Colman, 04-6G) – Y. Logan-COA
- 11. 74 Pleasant Street (St John's Episcopal Church, 04-10P) – Makowka-COA
- 12. 56 Jason Street (Tanner, 04-15J) – Kuhn-COA
- 13. 118 Pleasant Street (Pleasant St. Realty Trust, 04-21P) - Makowka-COA
- 14. 50 Pleasant Street (Town of Arlington, 04-22P) – Penzenik-COA
- 15. 19 Westmoreland Ave. (Munro, 04-23M) – Potter-COA
- 16. 19 Westmoreland Ave. (Munro, 04-24M) – Potter-COA
- 17. 40-42 Pleasant Street (Barbosa for Scire, 05-04P) – Makowka – COA
- 18. 75 Westminster Ave. (Dressler, 05-06M) – Makowka – COA
- 19. 175 Lowell Street (Erickson for Hill, 05-07M) – Cohen – COA
- 20. 15 Montague Street (Barkans, 05-08M) – Cohen – COA
- 21. 145 Pleasant Street (Colt, - 05-13P) – Santos – COA
- 22. 203 Lowell Street (Salocks & Stafford – 05-15M) – Makowka – COA
- 23. 34 Westminster Avenue (Ahlin for Heinrich – 05-28M) – Santos – COA
- 24. 14 Westmoreland Avenue (Leveille – 05-29M) – Makowka – COA
- 25. 145 Pleasant Street (Colt – 05-30P) – Makowka – COA
- 26. Lot between 147 & 157 Lowell Street (Warnock – 05-33M) – Santos/Cohen – COA
- 27. 28 Academy Street (Rehrig – 05-34P) – Penzenik – COA
- 28. 109 Crescent Hill Ave. (Sienkiewicz – 05-35M) – Frisch – COA

29. 10 Central Street (Hedlund – 05-36C) – Penzenik – COA
30. 145 Pleasant Street (Colt – 06-01P) – Santos – CONA
31. 118 Westminster Ave. (Stansbury – 06-02M) – Frisch – COA
32. 7 Westmoreland Ave. (Levy – 06-03M) – Penzenik – COA
33. 205 Pleasant Street (Kavanaugh – (originally 05-30P corrected to 06-05P) – Makowka – CONA
34. 106 Crescent Hill Ave. (Magnussen – 06-07M) – Alberg – COA
35. 106 Crescent Hill (Magnussen – 06-10M) – Makowka – CONA
36. 42 Academy Street (Sachs – 06-12P) – Penzenik – COA
37. 197 Lowell Street (Svencer – 06-13M) – Makowka – COA
38. 1 Monadnock Road (Starks & Hopeman – 06-15P) – Makowka – CONA
39. 20 Maple Street (Kapinos – 06-16P) – Makowka – CONA
40. 140 Pleasant Street (Haas – 06-17P) – Makowka – CONA
41. 203 Lowell Street (Salocks & Stafford – 06-20M) – Potter – COA
42. 23 Jason Street (Shedin for Leary – 06-21J) – Makowka – CONA
43. 106 Crescent Hill Ave. (Magnussen – 06-22M) – Makowka – CONA
44. 123 Westminster Ave. (Urgotis – 06-26M) – Makowka – CONA (Front Steps)
45. 109 Westminster Ave. (Rimes – 06-27M) – Makowka – CONA (Roof Shingles)
46. 111 Pleasant St. (Fredieu – 06-28P) – Makowka – CONA (Front Porch & Main Roof)
47. 16 Maple St. (Rogers – 06-29P) – Makowka – CONA (Tool Shed Demolition)
48. 16 Central St. (Keane for Piechota – 06-30C) – Makowka – CONA (Roof Replacement)
49. 26 Academy St. (Wright – 06-31P) – Makowka – COA (Stoop & Railing Replacement)
50. 243 Pleasant St. (Ferranti – 06-36P) – Makowka – CONA (Roof Replacement)
51. 23 Russell St. (Glover – 06-38R) – Cohen – COA (Porch Rail, Window, Fence)
52. 105 Pleasant St. (Ferraguto – 06-40P) – Makowka – CONA (Front Portico & Beams)
53. 99 Westminster Ave. (Doctrow – 06-43M) – Cohen - COA (Porch)
54. 50 Pleasant St. (Town of Arlington – 06-44P) - Mahowka - CONA (Front Door)
55. 188 Pleasant Street (Spencer – 07-01P) – Makowka – CONA (Gutters, Porch Repairs)
56. 109 Crescent Hill Ave. (Peik for Sienkiewicz – 07-02M) – Frisch – COA (Windows)
57. 251 Pleasant St. (Fitch – 07-03P) – Frisch – COA (Doors)
58. 109-117 Crescent Hill Ave. (Sienkiewicz – Denial 2007) – Makowka (New Construction)
59. 144 Pleasant St. (Yates – 07-04P) – Makowka – CONA (Rear Basement Window)
60. 111 Pleasant St. (Fredieu – 07-05P) – Makowka – CONA (Chimney, Garage Door, Repairs, etc)
61. 390 Mass. Ave. (Kozelian – 07-06A) – Makowka – CONA (Soffit, Fascia, Rafter, Gutter & Slates)
62. 246 Pleasant St. (Eykamp – 07-07P) – Makowka – COA (Driveway, Patio & Portico)
63. 111 Pleasant St. (Fredieu – 07-08P) – Frisch – COA (Gutters, Valley & Scuppers)
64. 12 Russell Terrace (Caritas – 07-09R) – Makowka – CONA (Temporary Fence)
65. 152B Pleasant St. (Cury – 07-10P) – Makowka – CONA (Hot Tub & Fence At Rear)
66. 16 Maple St. (Rogers – 07-11P) – Makowka – CONA (Deck)
67. 23 Maple St. (ARB – 07-12P) – Makowka – CONA (Chimney, Soffits, Fascia, Gutters)
68. 143-145 Westminster (Ketcios -07-13M) – Makowka – CONA (Trim & Floor Boards on Porch)
69. 24 Irving St. (Kelly – 07-14P) – Makowka – CONA (Windows, Sills, Porch & Balcony)
70. 46 Westminster Ave. (Surratt – 07-15M) – Makowka – CONA (Porch Repair)
71. 152b Pleasant St. (Cury – 07-16P) – Worden – COA (Fence)
72. 8-10 Central St. (Hedlund – 07-17C) – Frisch – COA (Fence & Pergola)
73. 72 Westminster Ave. (Coleman – 07-19M) – Makowka – COA (Windows)
74. 10 Montague St. (Jirak – 07-20M) – Makowka – CONA (Fence Replacement)
75. 157 Lowell St. (Stevens – 07-21M) – Makowka – CONA (Porch)
76. 7 Oak Knoll (Bailey – 07-22P) – Makowka – CONA – (A/C and Conduit)
77. 3 Westmoreland Ave. (Canty & Eng – 07-23M) – Makowka – CONA – (Roof & Lights)
78. 182 Westminster Ave. (Meikle – 07-24M) – Makowka - CONA – (Roof, Doors, Windows)
79. 17 Oak Knoll (Rogers for Stein – 07-25P) – Makowka – CONA – (Roof)
80. 145 Pleasant St. (Colt – 07-26P) – Makowka – CONA – (Wall)
81. 23 Maple St. (Town of Arl. – 07-27P) – Makowka – COA – (Siding Removal)
82. 110 Crescent Hill Ave. (Lockery & Brooks – 07-28M) – Frisch - COA – (Addition)
83. 25 Avon Place (Smith – 07-29A) – Cohen – COA (Gutters)
84. 72 Crescent Hill Ave. (Lamont – 07-30M) – Cohen – COA (Window, Clapboard, Shutters, Shed)
85. 40 Russell Street (Allen – 07-31R) – Makowka – CONA (Rear Bulkhead)
86. 50 Pleasant St. (Town of Arl – 07-32P) – Makowka – COA (Gutters & Fascia)
87. 20 Maple St. (Kapinos – 07-33P) – Makowka – CONA (Shutters)
88. 16 Maple St. (Rogers – 07-34P) – Makowka – CONA (Shed)
89. 3 Westmoreland Ave. (Canty & Eng – 07-35M) – Dubell – COA (Fence)
90. 30 Russell St. (Shovlin – 07-36R) – Makowka – CONA (Garage Doors, Fence, Driveway)

Meeting Adjourned 11:20pm.

